



City of Lowell Planning Board

Special Permit Application: Planned Residential Development

Effective June 1, 2007

OFFICIAL USE:

Date of Receipt: _____ Received By: _____ Date of Approval: _____
Complete _____ Not Complete _____ Date : _____

The following application is made to the City of Lowell Planning Board in accordance with the provisions of The Code of Ordinances, City of Lowell, Mass., Appendix A thereof, Section 8.2, Planned Residential Development.

1. Application Information

Address of Property Location: _____

Owner: _____

Address: _____

Zip Code: _____ **Telephone No.** _____ **FAX No.** _____

Email: _____

Second Owner (if applicable): _____

Address: _____

Zip Code: _____ **Telephone No.** _____ **FAX No.** _____

Email: _____

Owner's Agent: _____

Title: _____

Address: _____

Signature: _____

Telephone No: _____ **FAX No.:** _____

Email: _____

Tenant/Lessee/Purchaser (If Applicable): _____

Title: _____

Address: _____

Signature: _____

Telephone No: _____ **FAX No.:** _____

Email: _____

2. Property Information

Zoning District: _____

Land Area (Square Feet): _____

Proposed Recreation Land (Square Feet): _____

Proposed Conservation Land (Square Feet): _____

Total Proposed Open Space (Square Feet): _____

3. Brief Summary of Proposed Work (Attach Additional Sheets if Needed)

4. Concurrent Review

Public Hearing will be concurrent with preliminary subdivision plan review? Yes No

Public Hearing will be concurrent with definitive subdivision plan review? Yes No

Was conceptual approval of a preliminary subdivision plan for this property granted by the

Planning Board (circle one)? Yes No If yes, date: _____

5. Planned Residential Development Submission Requirements

IF SUBMITTING WITH THE PRELIMINARY PLAN, PROVIDE ONE (1) ORIGINAL AND TEN (10) COPIES OF ALL PLANS, NARRATIVE, AND APPLICATION (INSTEAD OF THE FIVE REQUIRED BY THE PRELIMINARY APPLICATION)

IF SUBMITTING WITH THE DEFINITIVE PLAN, PROVIDE ONE (1) ORIGINAL AND TWENTY (20) COPIES INSTEAD OF THE FIFTEEN REQUIRED BY THE DEFINITIVE APPLICATION (ALTHOUGH ELEVEN (11) MAY BE HALF-SIZED)

PLEASE SUBMIT ONLY TWO (2) COPIES OF DRAINAGE CALCULATIONS, AS WELL AS ONE (1) ELECTRONIC COPY IN HYDROCAD FILE FORMAT

Place a check mark next to each item to confirm that it is included in this package:

- _____ A. Completed Special Permit Application for a Planned Residential Development (this form).
- _____ B. A legal description and map of the area proposed for a planned development, showing existing land uses and zoning boundaries.
- _____ C. Proof of title to or agreement or option to purchase all property located within the proposed planned development area.
- _____ D. A site plan for a typical building lot for each proposed type of use (single-family residence, two family residence, etc.) illustrating how the building(s), required parking, and landscaping will be placed on a typical lot.
- _____ E. Perspective sketches, elevations and/or renderings showing proposed streetscapes and building designs.
- _____ F. Plans indicating dedicated recreational and conservation open space areas and a proposal for how they will be administered including drafts of any covenants or deed restrictions that may be used to preserve the open space.

- _____ G. Locations of abutting and nearby conservation and other open space areas that may be enhanced or augmented by the open space proposed in the planned development.
- _____ H. Plans and other documentation as necessary to indicate any facilities to be owned or used in common by the residents of the planned development, including, but not limited, to recreation facilities, social halls, meeting rooms, community centers, recycling centers, and trash storage areas.
- _____ I. Evidence of the applicant's financial ability to complete the development as planned.
- _____ J. A written notarized statement by the legal applicant stating that the comprehensive plan submitted will be adhered to and will not be modified without prior approval of the Planning Board.
- _____ K. A narrative or impact study(ies) if requested by the Planning Board.
- _____ L. A list of owners of all abutting property within a 300-foot radius of the site, certified by the City of Lowell Assessors.
- _____ M. Filing fees as established by the Lowell Planning Board and Lowell City Council.

6. Authorization (Must be Signed by the Owner of the Property)

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property. I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work. I further certify that under the penalties of perjury, I am authorized to sign this application.

Name (Please Print): _____

Title: _____

Signature: _____

Date: _____

If representing a group, corporation, or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Planning Board Administrator and filed with the City Clerk by the correct deadline. Regular meetings of the Planning Board are generally held on the first and third Monday of the every month (only one meeting is held in July, August, and December). Completed site plan applications are generally due by NOON on the Friday that is 31 days prior to the regularly scheduled Planning Board meeting when a public hearing will be held. For a complete schedule, please contact the Planning Board Administrator or log on to www.lowellma.gov/depts/DPD/permitting.

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